



General Assembly

February Session, 2018

Amendment

LCO No. 5339



Offered by:
REP. CURREY, 11th Dist.

To: House Bill No. 5321

File No. 190

Cal. No. 149

"AN ACT CONCERNING CONSUMER PROTECTION."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Section 20-327b of the 2018 supplement to the general
4 statutes is repealed and the following is substituted in lieu thereof
5 (*Effective July 1, 2018*):

6 (a) Except as otherwise provided in this section, each person who
7 offers residential property in the state for sale, exchange or for lease
8 with option to buy, shall provide a written residential condition report
9 to the prospective purchaser at any time prior to the prospective
10 purchaser's execution of any binder, contract to purchase, option or
11 lease containing a purchase option. A photocopy, duplicate original,
12 facsimile transmission or other exact reproduction or duplicate of the
13 written residential condition report containing the prospective
14 purchaser's written receipt shall be attached to any written offer,
15 binder or contract to purchase. A photocopy, duplicate original,

16 facsimile transmission or other exact reproduction or duplicate of the
17 written residential condition report containing the signatures of both
18 seller and purchaser shall be attached to any agreement to purchase
19 the property.

20 (b) The following shall be exempt from the provisions of this
21 section: (1) Any transfer from one or more co-owners solely to one or
22 more of the co-owners; (2) transfers made to the spouse, mother,
23 father, brother, sister, child, grandparent or grandchild of the
24 transferor where no consideration is paid; (3) transfers pursuant to an
25 order of the court; (4) transfers of newly-constructed residential real
26 property for which an implied warranty is provided under chapter
27 827; (5) transfers made by executors, administrators, trustees or
28 conservators; (6) transfers by the federal government, any political
29 subdivision thereof or any corporation, institution or quasi-
30 governmental agency chartered by the federal government; (7)
31 transfers by deed in lieu of foreclosure; (8) transfers by the state of
32 Connecticut or any political subdivision thereof; (9) transfers of
33 property which was the subject of a contract or option entered into
34 prior to January 1, 1996; and (10) any transfer of property acquired by
35 a judgment of strict foreclosure or by foreclosure by sale or by a deed
36 in lieu of foreclosure.

37 (c) The provisions of this section shall apply only to transfers by
38 sale, exchange or lease with option to buy, of residential real property
39 consisting of not less than one nor more than four dwelling units
40 which shall include cooperatives and condominiums, and shall apply
41 to all transfers, with or without the assistance of a licensed real estate
42 broker or salesperson, as defined in section 20-311.

43 [(d) (1) Not later than January 1, 2013, the Commissioner of
44 Consumer Protection shall, by regulations adopted in accordance with
45 the provisions of chapter 54, prescribe the form of the written
46 residential disclosure report required by this section and sections 20-
47 327c to 20-327e, inclusive. The regulations shall provide that the form

48 include information concerning:

49 (A) Municipal assessments, including, but not limited to, sewer or
50 water charges applicable to the property. Such information shall
51 include: (i) Whether such assessment is in effect and the amount of the
52 assessment; (ii) whether there is an assessment on the property that
53 has not been paid, and if so, the amount of the unpaid assessment; and
54 (iii) to the extent of the seller's knowledge, whether there is reason to
55 believe that the municipality may impose an assessment in the future;

56 (B) Leased items on the premises, including, but not limited to,
57 propane fuel tanks, water heaters, major appliances and alarm
58 systems;

59 (C) (i) Whether the real property is located in a municipally
60 designated village district or municipally designated historic district or
61 has been designated on the National Register of Historic Places, and
62 (ii) a statement that information concerning village districts and
63 historic districts may be obtained from the municipality's village or
64 historic district commission, if applicable.

65 (2) Such form of the written residential disclosure report shall
66 contain the following:

67 (A) A certification by the seller in the following form:

68 "To the extent of the seller's knowledge as a property owner, the
69 seller acknowledges that the information contained above is true and
70 accurate for those areas of the property listed. In the event a real estate
71 broker or salesperson is utilized, the seller authorizes the brokers or
72 salespersons to provide the above information to prospective buyers,
73 selling agents or buyers' agents.

T1 (Date) (Seller)

T2 (Date) (Seller)"

74 (B) A certification by the buyer in the following form:

75 "The buyer is urged to carefully inspect the property and, if desired,
76 to have the property inspected by an expert. The buyer understands
77 that there are areas of the property for which the seller has no
78 knowledge and that this disclosure statement does not encompass
79 those areas. The buyer also acknowledges that the buyer has read and
80 received a signed copy of this statement from the seller or seller's
81 agent.

T3 (Date) (Seller)
T4 (Date) (Seller)"

82 (C) A statement concerning the responsibility of real estate brokers
83 in the following form:

84 "This report in no way relieves a real estate broker of the broker's
85 obligation under the provisions of section 20-328-5a of the Regulations
86 of Connecticut State Agencies to disclose any material facts. Failure to
87 do so could result in punitive action taken against the broker, such as
88 fines, suspension or revocation of license."

89 (D) A statement that any representations made by the seller on the
90 written residential disclosure report shall not constitute a warranty to
91 the buyer.

92 (E) A statement that the written residential disclosure report is not a
93 substitute for inspections, tests and other methods of determining the
94 physical condition of property.

95 (F) Information concerning environmental matters such as lead,
96 radon, subsurface sewage disposal, flood hazards and, if the residence
97 is or will be served by well water, as defined in section 21a-150, the
98 results of any water test performed for volatile organic compounds
99 and such other topics as the Commissioner of Consumer Protection
100 may determine would be of interest to a buyer.

101 (G) A statement that information concerning the residence address

102 of a person convicted of a crime may be available from law
103 enforcement agencies or the Department of Emergency Services and
104 Public Protection and that the Department of Emergency Services and
105 Public Protection maintains a site on the Internet listing information
106 about the residence address of persons required to register under
107 section 54-251, 54-252, 54-253 or 54-254, who have so registered.

108 (H) If the property is located in a common interest community,
109 whether the property is subject to any community or association dues
110 or fees.

111 (I) Whether, during the seller's period of ownership, there is or has
112 ever been an underground storage tank located on the property, and, if
113 there is or was, if it has been removed. If such underground storage
114 tank has been removed, such seller shall state when it was removed,
115 who removed it and shall provide any and all written documentation
116 of such removal within the seller's possession and control.

117 (J) A statement that the prospective purchaser should consult with
118 the municipal building official in the municipality in which the
119 property is located to confirm that building permits and certificates of
120 occupancy have been issued for work on the property, where
121 applicable.

122 (K) A statement that the prospective purchaser should have the
123 property inspected by a licensed home inspector.

124 (L) If the foundation of the property is made of concrete, a statement
125 that the prospective purchaser should have the foundation inspected
126 by a professional engineer licensed pursuant to chapter 391 who is a
127 structural engineer, for deterioration of the foundation due to the
128 presence of pyrrhotite.

129 (M) A question as to whether the seller has knowledge of any
130 testing or inspection done by a licensed professional related to a
131 foundation on the property.

132 (N) A question as to whether the seller has knowledge of any
133 repairs related to a foundation on the property.

134 (O) A question as to whether the seller is aware of any prior or
135 pending litigation, government agency or administrative action, order
136 or lien on the premises related to the release of any hazardous
137 substance.

138 (P) Whether there are smoke detectors and carbon monoxide
139 detectors located in a dwelling on the premises, the number of such
140 detectors, whether there have been any problems with such detectors
141 and an explanation of any such problems.]

142 (d) The Commissioner of Consumer Protection shall prescribe the
143 written residential disclosure report required by this section and
144 sections 20-327c to 20-327e, inclusive. The written residential
145 disclosure report shall be based upon a template that the
146 Commissioner shall prescribe. Such template shall: Fit on pages being
147 not more than eight and one-half inches in height and eleven inches in
148 width, with type size no smaller than nine-point type, other than
149 checkboxes or section headers, which may be in a smaller size; include
150 the address of the subject property on each page; include page
151 numbers on each page; include section headings in bold type and
152 include space for the buyer and the seller's initials on each page, except
153 the signature page. The report shall contain the following, in the order
154 indicated:

155 (1) A section entitled "Instructions to Sellers"

156 You MUST answer ALL questions to the best of your knowledge.

157 Identify/Disclose any problems regarding the subject property.

158 YOUR REAL ESTATE LICENSEE CANNOT COMPLETE THIS
159 FORM ON YOUR BEHALF.

160 UNK means Unknown, N/A means Not Applicable.

161 If you need additional space to complete any answer or
162 explanation, attach additional page(s) to this form. Include subject
163 property address, seller's name and the date.

164 (2) Pursuant to the Uniform Property Condition Disclosure Act, the
165 seller is obligated to answer the following questions and to disclose
166 herein any knowledge of any problem regarding the following:

167 (A) A subsection entitled "Subject Property"

168 (i) Name of seller(s)

169 (ii) Street address, municipality, zip code

170 (B) A subsection entitled "General Information"

171 (i) Indicate the YEAR the structure was built:

172 (ii) Indicate HOW LONG you have occupied the property: If not
173 applicable, indicate with N/A.

174 (iii) Does anyone else claim to own any part of your property,
175 including, but not limited to, any encroachment(s)? If YES, explain:

176 (iv) Does anyone other than you have or claim to have any right to
177 use any part of your property, including, but not limited to, any
178 easement or right-of-way? If YES, explain:

179 (v) Is the property in a flood hazard area or an inland wetlands
180 area? If YES, explain:

181 (vi) Do you have any reason to believe that the municipality in
182 which the subject property is located may impose any assessment for
183 purposes such as sewer installation, sewer improvements, water main
184 installation, water main improvements, sidewalks or other
185 improvements? If YES, explain:

186 (vii) Is the property located in a municipally designated village

187 district, municipally designated historic district or listed on the
188 National Register of Historic Places? If YES, explain:

189 (viii) Special Statement: Information concerning village districts and
190 historic districts may be obtained from the municipality's village or
191 historic district commission, if applicable.

192 (ix) Is the property located in a special tax district? If YES, please
193 explain:

194 (x) Is the property subject to any type of land use restrictions, other
195 than those contained within the property's chain of title or that are
196 necessary to comply with state laws or municipal zoning? If YES,
197 explain:

198 (xi) Is the property located in a common interest community? If
199 YES, is it subject to any community or association dues or fees? Please
200 explain:

201 (xii) Do you have any knowledge of prior or pending litigation,
202 government agency or administrative actions, orders or liens on the
203 property related to the release of any hazardous substance? If YES,
204 please explain:

205 (C) A subsection entitled "Leased Equipment"

206 Does the property include any Leased or Rented Equipment that
207 would necessitate or obligate either of the following: The assignment
208 or transfer of the lease or rental agreement(s) to the buyer or the
209 replacement or substitution of the equipment by the buyer? If YES,
210 indicate by checking ALL items that apply: PROPANE FUEL TANK;
211 WATER HEATER; SECURITY ALARM SYSTEM; FIRE ALARM
212 SYSTEM; SATELLITE DISH ANTENNA; WATER TREATMENT
213 SYSTEM; SOLAR DEVICES; MAJOR APPLIANCES; OTHER

214 (D) A subsection entitled "Mechanical/Utility Systems"

- 215 (i) Heating system problems? If YES, explain and list Fuel Types.
- 216 (ii) Hot water heater Type: Age: Hot water problems? If YES,
217 explain:
- 218 (iii) Is there an underground fuel storage tank? If YES, give AGE of
219 tank and LOCATION.
- 220 (iv) Are you aware of any problems with the underground fuel
221 storage tank? If YES explain:
- 222 (v) During the time you have owned the property, has there ever
223 been an underground fuel storage tank located on the property? If
224 YES, has it been removed? If YES, what was the date of removal and
225 what was the name and address of the person or business who
226 removed such underground storage tank? Provide any and all written
227 documentation of such removal within your control or possession by
228 attaching a copy of such documentation to this form.
- 229 (vi) Air conditioning problems? If YES, explain: Air conditioning
230 Type: Central; Window; Other
- 231 (vii) Plumbing system problems? If YES, explain:
- 232 (viii) Electrical System problems? If YES, explain:
- 233 (ix) Electronic security system problems? If YES, explain:
- 234 (x) Are there carbon monoxide or smoke detectors located in a
235 dwelling on the property? If YES, state the NUMBER of such detectors
236 and whether there have been problems with such detectors;
- 237 (xi) Fire sprinkler system problems? If YES, explain:
- 238 (E) A subsection entitled "Water System"
- 239 (i) Domestic Water System Type: Public; Private Well; Other
- 240 (ii) If Public Water:

241 (I) Is there a separate expense/fee for water usage? If YES, is the
242 expense/fee for water usage flat or metered? Give the AMOUNT and
243 explain:

244 (II) Are there any UNPAID water charges? If YES, state the amount
245 unpaid:

246 (iii) If Private Well:

247 Has the well water been tested for contaminants/volatile organic
248 compounds? If YES, attach a copy of the report.

249 (iv) If Public Water or Private Well: Are you aware of any problems
250 with the well, or with the water quality, quantity, recovery, or
251 pressure? If YES, explain:

252 (F) A subsection entitled "Sewage Disposal System"

253 (i) Sewage Disposal System Type: Public; Septic; Cesspool; Other

254 (ii) If Public Sewer:

255 (I) Is there a separate charge made for sewer use? If YES, is it Flat or
256 Metered?

257 (II) If it is a Flat amount, state amount and due dates:

258 (III) Are there any UNPAID sewer charges? If any unpaid sewer
259 charges, state the amount:

260 (iii) If Private:

261 (I) Name of service company

262 (II) Date last pumped: AND frequency:

263 (III) For any sewage system, are there problems? If YES, explain:

264 (G) A subsection entitled "Asbestos/Lead"

- 265 (i) Are asbestos containing insulation or building materials present?
266 If YES, location:
- 267 (ii) Is lead paint present? If YES, location:
- 268 (iii) Is lead plumbing present? If YES, location:
- 269 (H) A subsection entitled "Building/Structure/Improvements"
- 270 (i) Is the foundation made of concrete? If NO, explain:
- 271 (ii) Foundation/Slab problems or settling? If YES, explain:
- 272 (iii) Basement Water Seepage/Dampness? If YES, explain Amount,
273 Frequency and Location:
- 274 (iv) Sump pump problems? If YES, explain:
- 275 (v) Do you have any knowledge of any testing or inspection done by
276 a licensed professional related to a foundation on the property? If YES,
277 attach a copy of the report.
- 278 (vi) Do you have any knowledge of any repairs related to a
279 foundation on the property? If YES, explain:
- 280 (vii) Roof type; Age?
- 281 (viii) Roof leaks? If YES, explain:
- 282 (ix) Exterior siding problems? If YES, explain:
- 283 (x) Chimney, Fireplace, Wood or Coal Stove problems? If YES,
284 explain:
- 285 (xi) Patio/deck problems? If YES, explain:
- 286 (xii) If constructed of Wood, is the Wood Treated or Untreated?
- 287 (xiii) Driveway problems? If YES, explain:

- 288 (xiv) Water drainage problems? If YES, explain:
- 289 (xv) Interior Floor, Wall and/or Ceiling problems? If YES, explain:
- 290 (xvi) Fire and/or Smoke damage? If YES, explain:
- 291 (xvii) Termite, Insect, Rodent or Pest Infestation problems? If YES,
292 explain:
- 293 (xviii) Rot or Water damage problems? If YES, explain:
- 294 (xix) Is house insulated? If YES, Type: Location:
- 295 (xx) Has a test for Radon been performed? If YES, attach a copy of
296 the report.
- 297 (xi) Is there a Radon Control System in place? If YES, explain:
- 298 (xii) Has a Radon control system been in place in the previous 12
299 months? If YES, explain:
- 300 (I) The Seller should attach additional pages to further explain any
301 item(s) above. Indicate here the number of additional pages attached:
- 302 (J) Questions contained in subparagraphs (A) to (I), inclusive, of this
303 subdivision shall contain checkboxes indicating "yes", "no", "not
304 applicable" or "unknown".
- 305 (3) The written residential disclosure report shall contain the
306 following immediately below the questions contained in
307 subparagraphs (A) to (I), inclusive, of subdivision (2) of this
308 subsection:
- 309 A certification by the seller in the following form:
- 310 SELLER'S CERTIFICATION
- 311 "To the extent of the seller's knowledge as a property owner, the
312 seller acknowledges that the information contained above is true and

313 accurate for those areas of the property listed. In the event a real estate
314 broker or salesperson is utilized, the seller authorizes the brokers or
315 salespersons to provide the above information to prospective buyers,
316 selling agents or buyers' agents.

T5 (Date) (Seller)

T6 (Date) (Seller)"

317 (4) The written residential disclosure report shall contain the
318 following in a separate section immediately below the seller's
319 certification:

320 IMPORTANT INFORMATION

321 (A) RESPONSIBILITIES OF REAL ESTATE BROKERS

322 This report in no way relieves a real estate broker of the broker's
323 obligation under the provisions of section 20-328-5a of the Regulations
324 of Connecticut State Agencies to disclose any material facts. Failure to
325 do so could result in punitive action taken against the broker, such as
326 finances, suspension or revocation of license.

327 (B) STATEMENTS NOT TO CONSTITUTE A WARRANTY

328 Any representations made by the seller on the written residential
329 disclosure report shall not constitute a warranty to the buyer.

330 (C) NATURE OF DISCLOSURE REPORT

331 This Residential Property Condition Disclosure Report is not a
332 substitute for inspections, tests and other methods of determining the
333 physical condition of property.

334 (D) INFORMATION ON THE RESIDENCE OF CONVICTED
335 FELONS

336 Information concerning the residence address of a person convicted
337 of a crime may be available from law enforcement agencies or the

338 Department of Public Safety.

339 (E) BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

340 Prospective buyers should consult with the municipal building
341 official in the municipality in which the property is located to confirm
342 that building permits and certificates of occupancy have been issued
343 for work on the property.

344 (F) HOME INSPECTION

345 Buyers should have the property inspected by a licensed home
346 inspector.

347 (G) CONCRETE FOUNDATION

348 Prospective buyers should have a concrete foundation inspected by
349 a licensed professional engineer who is a structural engineer for
350 deterioration of the foundation due to the presence of pyrrhotite.

351 (5) The written residential disclosure report shall contain the
352 following immediately below the statements contained in
353 subparagraphs (A) to (G), inclusive, of subdivision (4) of this
354 subsection:

355 A certification by the buyer in the following form:

356 BUYER'S CERTIFICATION

357 "The buyer is urged to carefully inspect the property and, if desired,
358 to have the property inspected by an expert. The buyer understands
359 that there are areas of the property for which the seller has no
360 knowledge and that this disclosure statement does not encompass
361 those areas. The buyer also acknowledges that the buyer has read and
362 received a signed copy of this statement from the seller or seller's
363 agent.

T7 (Date)

.... (Seller)

T8 (Date) (Seller)"

364 (e) On or after January 1, 1996, the Commissioner of Consumer
365 Protection shall make available the residential disclosure report
366 prescribed in accordance with the provisions of this section and
367 sections 20-327c to 20-327e, inclusive, to the Division of Real Estate, all
368 municipal town clerks, the Connecticut Association of Realtors, Inc.,
369 and any other person or institution that the commissioner believes
370 would aid in the dissemination and distribution of such form. The
371 commissioner shall also cause information concerning such form and
372 the completion of such form to be disseminated in a manner best
373 calculated, in the commissioner's judgment, to reach members of the
374 public, attorneys and real estate licensees.

375 (f) Any residential disclosure report prescribed in accordance with
376 the provisions of this section and sections 20-327c to 20-327e, inclusive,
377 shall take effect for new listings thirty days following posting of the
378 notice regarding such report on the Department of Consumer
379 Protection's Internet web site.

380 Sec. 502. Subsection (b) of section 38a-91vv of the 2018 supplement
381 to the general statutes is repealed and the following is substituted in
382 lieu thereof (*Effective from passage*):

383 (b) In addition to any other requirements imposed by law applicable
384 to captive insurance companies, the captive insurance company
385 established pursuant to this section shall:

386 (1) Upon request of the joint standing committees of the General
387 Assembly having cognizance of matters relating to planning and
388 development, public safety and housing, or the Governor, make
389 recommendations regarding the expansion of eligibility for financial
390 assistance pursuant to this section and modifications to improve the
391 efficiency and operation of the captive insurance company in order to
392 serve its public purpose;

393 (2) Establish a board of directors who shall serve in a volunteer
394 capacity. The membership of the board shall include, but need not be
395 limited to, a real estate agent or broker, two owners of residential
396 buildings who have concrete foundations that have deteriorated due to
397 the presence of pyrrhotite, a chief executive or such chief executive's
398 designee of a municipality in which residential buildings with concrete
399 foundations that have deteriorated due to the presence of pyrrhotite
400 are located, an individual with professional investment experience and
401 currently registered as an investment adviser pursuant to title 36b, the
402 executive directors of the Capitol Region Council of Governments and
403 the Eastern Region Council of Governments or such executive
404 directors' designees and representatives from the insurance and
405 banking industries, who shall not have professional relationships with
406 any bank or insurance company that has a financial interest in
407 residential buildings subject to the provisions of this section and
408 sections 7-374b, 8-441, 8-442, 8-443, 8-444, subparagraph (B) of
409 subdivision (20) of subsection (a) of section 12-701 and section 29-265f.
410 The speaker, the minority leader of the House of Representatives, the
411 president pro tempore of the Senate and the Senate Republican
412 president pro tempore shall each appoint a member of the General
413 Assembly as a nonvoting, ex-officio member of the board of directors.
414 It shall not constitute a conflict of interest for a member of the board of
415 directors, who is the owner of a residential building which has a
416 concrete foundation that has deteriorated due to the presence of
417 pyrrhotite, or the spouse or dependent child of such member, to apply
418 for or receive assistance from the captive insurance company
419 established under this section, to repair or replace such concrete
420 foundation, provided such member shall abstain from deliberation,
421 action or vote by the board of directors in specific respect to such
422 member's application or the application of such spouse or dependent
423 child;

424 (3) Develop eligibility requirements and underwriting guidelines for
425 financial assistance for repair or replacement of concrete foundations.
426 Such requirements and guidelines shall, not later than thirty days prior

427 to their adoption, amendment or modification, be published on a
428 public Internet web site maintained by the captive insurance company;

429 (4) Develop in coordination with the Department of Housing,
430 Connecticut Housing Finance Authority and participating lenders in
431 the Collapsing Foundations Credit Enhancements Program,
432 established pursuant to section 8-442, a single, unified application for
433 owners of residential buildings to apply for all financial assistance
434 available pursuant to this section and sections 8-442 and 8-443;

435 (5) Provide financial assistance to such owners of residential
436 buildings for the repair or replacement of concrete foundations that
437 have deteriorated due to the presence of pyrrhotite, including, but not
438 limited to, financial reimbursement to homeowners who have had
439 such repair or replacement performed prior to October 31, 2017;

440 (6) Assist such owners of residential buildings to obtain additional
441 financing necessary to fully fund the repair or replacement of concrete
442 foundations that have deteriorated due to the presence of pyrrhotite;

443 (7) Approve contractors or other vendors for eligibility to perform
444 foundation repairs or replacements on behalf of claimants;

445 (8) Disburse such financial assistance to approved contractors or
446 other vendors on behalf of claimants;

447 (9) Ensure that the financial assistance is used solely for costs of
448 repairing and replacing concrete foundations that have deteriorated
449 due to the presence of pyrrhotite;

450 (10) Require the disclosure of the amount of all financial
451 compensation received by an owner of such a residential building, if
452 any, arising out of a claim for coverage under the property coverage
453 provisions of the homeowners policy for foundation deterioration due
454 to the presence of pyrrhotite and ensure that such amount is
455 considered when determining the amount of financial assistance
456 offered to such owner;

457 (11) When appropriate, apply for, qualify for and receive any
458 federal funds made available under any federal act, for assistance to
459 owners of residential buildings and residential condominium units
460 having concrete foundations that have deteriorated due to the presence
461 of pyrrhotite. To the extent permissible under federal law, all such
462 federal funds shall be deposited into the Crumbling Foundations
463 Assistance Fund established pursuant to section 8-441; and

464 (12) Enter into agreements, as necessary, with the Connecticut
465 Housing Finance Authority and any participating lender, as defined in
466 section 8-442, to develop and implement additional loan programs or
467 financial products to assist such owners to repair or replace concrete
468 foundations that have deteriorated due to the presence of pyrrhotite,
469 while employing terms and conditions that are preferable to the open
470 market.

471 Sec. 503. Subsection (c) of section 38a-91vv of the 2018 supplement
472 to the general statutes is repealed and the following is substituted in
473 lieu thereof (*Effective from passage*):

474 (c) Except as provided in subsection (d) of this section, such captive
475 insurance company shall not be considered a state agency for purposes
476 of any provision of the general statutes, and shall not be considered to
477 perform a governmental function for purposes of chapter 14. Such
478 captive insurance company may, subject to the provisions of this
479 section, do all things necessary and desirable in its discretion to
480 accomplish its purposes, including hiring employees and contracting
481 for administrative or operational services, and entering into
482 agreements with the Connecticut Housing Finance Authority created
483 pursuant to section 8-244 and any participating lender, as defined in
484 section 8-442, to develop and implement additional loan programs or
485 financial products that will assist owners of residential buildings to
486 repair or replace concrete foundations that have deteriorated due to
487 the presence of pyrrhotite on terms and conditions that are preferable
488 to the open market. Not more than ten per cent of all moneys allocated

489 or made available to the captive insurance company in any calendar
490 year shall be used for administrative or operational costs."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	<i>July 1, 2018</i>	20-327b
Sec. 502	<i>from passage</i>	38a-91vv(b)
Sec. 503	<i>from passage</i>	38a-91vv(c)